



City of Loma Linda Official Report

Robert Ziprick, Chairman
Stan Brauer, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Charles Umeda, Board Member

CRA AGENDA: May 24, 2005
TO: Agency Board Members
VIA: Dennis R. Halloway, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Report pertaining to purchase of property known as 25564 Van Leuven Street

RECOMMENDATION

It is recommended that the Agency Board receive the report for filing.

BACKGROUND

The property, located in the North Central Neighborhood and consisting of a 8,739 square-foot lot with a dilapidated house and garage, was the subject of a closed session on May 10 at which time the Agency Board gave direction to staff regarding possible purchase by the Agency.

The property has been deemed uninhabitable by the Building Department, and the tenants have vacated the premises. The owner, Tashiko Quesada, has offered the property to the Agency and an appraisal was obtained. Mrs. Quesada accepted the Agency's offer that starts from a base amount of \$52,000, which amount is to be reduced by: (i) costs the Agency will incur in connection with demolition and removal of materials from the subject property and (ii) an amount equal to the secured indebtedness against the subject property. The provisions have been reviewed with and accepted by Mrs. Quesada, who has signed the Purchase Agreement.

ANALYSIS

Demolition of the structures and clearing of the property will remove blight from the neighborhood in accordance with the Redevelopment Plan. Re-use of the site for affordable housing is under review.

FINANCIAL IMPACT

89-1800-8835 - \$52,000 plus closing costs

Attachment: Site Map



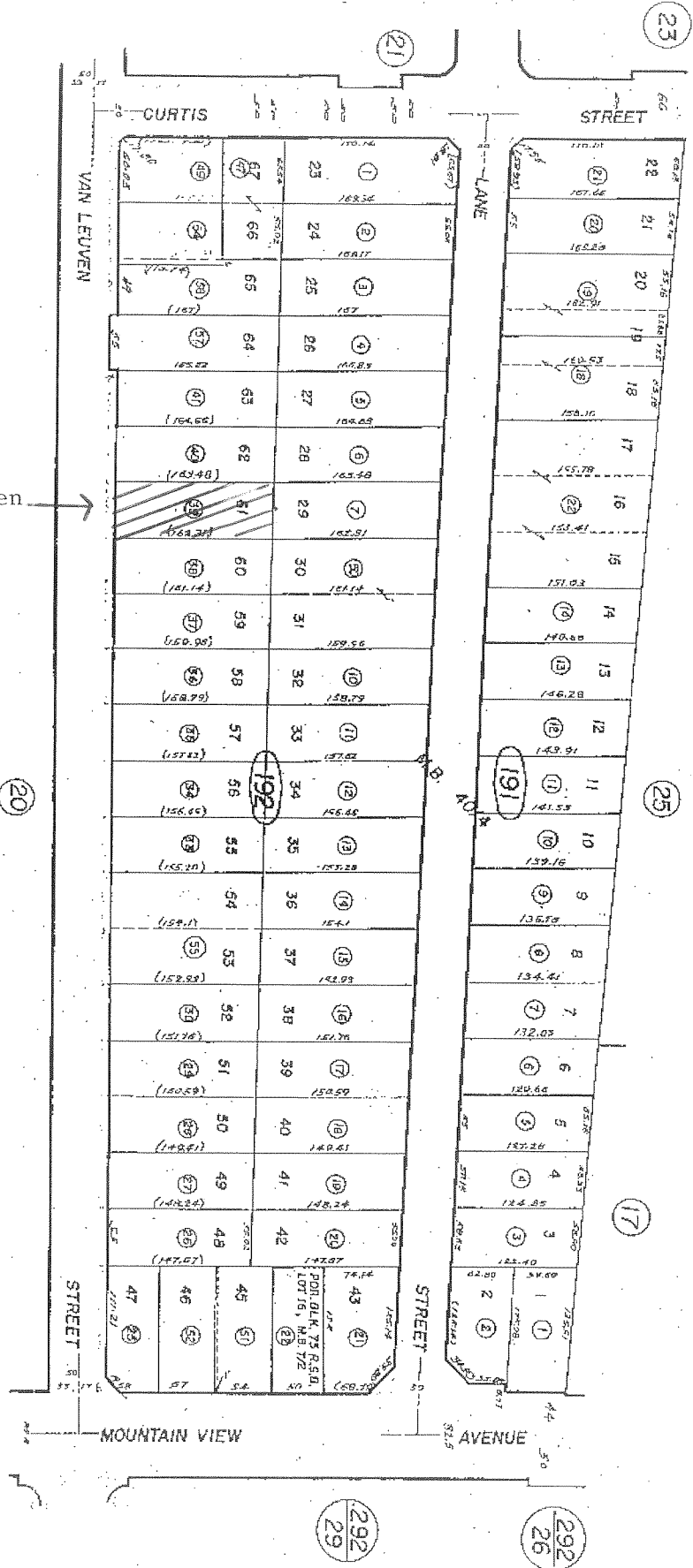
Port. Rancho San Bernardino
M.B. 7/2

Loma Linda City
Tax Rate Area
13010

283-19

viewmap

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25564 Van Leuven